



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, JUNE 12, 2019
4:00 PM**

BOARD MEMBERS PRESENT:	Maggie DeSantis John George Pamela McClain Ray Scott Matthew Walters Stephanie Washington Juan Gonzalez Sonya Mays
BOARD MEMBERS ABSENT:	Donele Wilkins
OTHERS PRESENT:	Jennifer Kanalos (DEGC/DBRA) Brian Vosburg (DEGC/DBRA) Cora Capler (DEGC/DBRA) Rebecca Navin (DEGC) Paul Kako (DEGC) Sarah Pavelko (DEGC) Charlotte Fisher (DEGC) Orza Robertson (DEGC) Ngozi Nwaesei (Lewis and Munday) Emery Matthews (Real Estate Interests) Elizabeth Masserang (PM Environmental) Danny Samson (Sterling Group) Curt Cramer (C2/BBD) Bret Stuntz (SME) Kirstie Hardy (AKT Peerless) Greg Rose (FCA) Marc Brazeau (FCA) Gianmarco Graglia (Tiberina) Ron Stallworth (FCA)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, JUNE 12, 2019
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD SUITE 2200 DETROIT, MI – 4:00 PM**

CALL TO ORDER

Chair Matthew Walters called the meeting to order at 4:04 PM.

GENERAL

Approval of Minutes:

Mr. Walters called for a motion approving the minutes of May 22, 2019 as presented. The Board took the following action:

On a motion by Ms. Washington, seconded by Mr. Gonzalez, DBRA Resolution Code 19-06-02-256 was unanimously approved.

PROJECTS

Uniroyal Site: Extension Request

Ms. Pavelko presented the Uniroyal Site: Extension Request to the DBRA Board.

As the Board is aware, the Detroit Brownfield Redevelopment Authority (“DBRA”) has engaged Skidmore, Owings and Merrill (“SOM”) to create a Master Plan for the 42-acre Uniroyal site (the “Site”) in order to better inform a phasing of the acquisition and development of the Site under the 2005 Development Agreement between the DBRA and Bettis/Betters Development, LLC (the “Development Agreement”). The current deadline for closing on the entire Site is August 1, 2019.

In light of the parties’ intention of agreeing to a phasing strategy for the Site, as informed by the Master Plan (currently estimated for completion by July 31, 2019), Staff recommends an extension as follows:

- DBRA Board to approve revised proposed minimum development requirements, development phasing, and milestones by September 25, 2019 (collectively, the “Revised Development Requirements”), which Revised Development Requirements will include a new proposed closing date of no earlier than December 13, 2019
- In the event DBRA Board does not approve the Revised Development Requirements by September 25, 2019, closing under the current Development Agreement terms will be extend to December 13, 2019.
- In the event of delays caused by SOM and/or DBRA staff, staff may grant extensions to the above dates of no more than 30 days each without further Board approval.

A resolution was attached for the Board’s consideration.

Ms. DeSantis asked how the public will be engaged in the planning process and the environmental implications. Ms. Pavelko stated that the priorities previously laid out by the community will be included in the master plan and that the community was engaged during the process for creating the East Riverfront

Framework Plan. The Master Plan will be presented at a community meeting facilitated by the Department of Neighborhoods and community input will be received. There will be some discussion on the environmental work but more information on the environmental remediation will be provided later as the information is received.

Ms. DeSantis asked if there will only be one community meeting after the master plan is created and if the notification for the meeting will be distributed city-wide or only within a certain distance from the project site. Ms. Pavelko stated that the Department of Neighborhoods is working through where the notification area will be and working with community groups to provide notifications.

Ms. DeSantis stated that because of the iconic nature of the Uniroyal site, every resident in Detroit should be notified about the community meeting in order to receive their input. Ms. Pavelko stated that there will likely be future community meetings as part of the Community Benefits Ordinance.

Ms. DeSantis stated that she would like to hear feedback from the community through well organized city-wide meetings over a longer period of time.

Mr. Walters called for a motion approving the Uniroyal Site: Extension Request, as presented. The Board took the following action:

On a motion by Ms. DeSantis, seconded by Ms. McClain, DBRA Resolution Code 19-06-130-18 was approved. Ms. Mays and Mr. Scott opposed.

Chemical Bank Headquarters Brownfield Redevelopment Plan: Reimbursement Agreement

Mr. Vosburg presented the Reimbursement Agreement for the Chemical Bank Headquarters Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

GPC Adams, LLC, a Sterling Group affiliate on behalf of Chemical Bank, is the project developer (the "Developer") for the Plan which entails the demolition of the current ten-story building in order to facilitate construction of Chemical Bank's new headquarters. The building will be approximately twenty stories tall and will include ground-level commercial space with ten stories of parking and nine office stories. Chemical Bank will occupy six to seven stories within the building and plans to expand into the remaining floors or lease to other office tenants. The ground floor is proposed to house a bank branch and/or an additional retail tenant.

The total construction costs are estimated to be \$71 million. The Developer is requesting a maximum of \$25,000,000.00 in TIF reimbursement, however only \$16,700,793.00 in TIF Reimbursement is projected to be captured for the life of the Plan.

There will be 380 temporary construction jobs and 250 FTE jobs. The 380 temporary construction jobs are expected to be created over a 2-year period once construction begins. The 250 FTE jobs may include the relocation of existing Chemical Bank employees to the City of Detroit.

Property Subject to the Plan

The eligible property (the "Property") consists of two (2) parcels located in Detroit's Central Business District, bounded by West Elizabeth Street to the North, Woodward Avenue to the East, an alley to the South, and the property line of 44-48 West Adams to the West.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was currently utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be functionally obsolete and/or is adjacent and contiguous to a functionally obsolete property as defined by Act 381.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include pre-approved activities, demolition and asbestos abatement, site preparation activities, infrastructure activities, and the preparation and implementation of a brownfield plan and 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessments	\$5,000.00
2. Demolition	\$2,070,368.00
3. Lead and Asbestos Activities	\$121,550.00
4. Infrastructure Improvements	\$18,780,908.00
5. Site Preparation	\$709,783.00
6. Brownfield Plan & Act 381 Work Plan	\$30,000.00
7. Cost Tracking Compliance	\$30,000.00
8. Contingency (15%)	\$3,252,391.00
*Total Maximum Reimbursement to Developer	\$25,000,000.00
9. Authority Administrative Costs	\$2,575,672.00
10. State Brownfield Redevelopment Fund	\$1,821,662.00
11. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$29,397,334.00

*Developer is only projecting to receive \$16,700,493 in TIF Reimbursement

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of Commercial Rehabilitation Act (CRA) PA 210 Tax Abatement.

The Agreement and a resolution approving the Agreement and its subsequent execution was attached for Board review and approval.

Mr. Walters called for a motion approving the Reimbursement Agreement for the Chemical Bank Headquarters Brownfield Plan, as presented. The Board took the following action:

On a motion by Ms. Mays, seconded by Ms. DeSantis, DBRA Resolution Code 19-06-265-04 was unanimously approved.

Mack and Conner Brownfield Redevelopment Plan

Mr. Vosburg presented the Mack and Conner Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

The Detroit Brownfield Redevelopment Authority (DBRA), is the project developer (the “Developer”) for the Plan. The DBRA will conduct eligible activities to prepare the Property (defined below) for redevelopment and then transfer the Property to Fiat Chrysler Automobiles (FCA) or a related entity. Investigation and

remediation activities will be conducted to prepare the Property for a \$1.6 billion investment that will revive and expand FCA's existing Mack Engine II Plant which will produce a new generation of Jeep cars and SUVs to keep the company competitive in the evolving international market. FCA hopes to reopen the plant by late 2020.

The Targeted Redevelopment Area (TRA) includes 276 adjacent parcels, including the Mack Engine Plant, which will undergo significant redevelopment activities to prepare for and support the Mack Engine Plant expansion. The redevelopment will have enormous economic impacts and remove blight conditions persistent throughout the area. City of Detroit City Council and the Michigan Strategic Fund must designate the TRA.

The total investment is estimated to be \$1.6 billion. The Developer is requesting \$200,087,692.00 in TIF reimbursement, however only \$33,526,056.00 in TIF Reimbursement is projected to be captured for the life of the Plan.

It is estimated that approximately 2,300 temporary construction jobs and new 3,850 FTE jobs will be created as a result of the FCA expansions at the Mack Engine II Plant.

Property Subject to the Plan

The eligible property (the "Property") includes a 276-parcel TRA, 8 parcels to the south along the Detroit River and two parcels to the north of the TRA. The Property is located on the east side of Detroit, south of I-94 and west of Conner Street.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for commercial, residential and/or industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels which comprise the Property are included within the TRA; or (d) if the parcel is not within the TRA, the parcel has been determined to be a "facility," functionally obsolete, blighted as defined by Act 381, or is adjacent and contiguous to one of the "facilities," functionally obsolete, or blighted parcels.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Department Specific Activities (i.e. due care investigations, due care planning, soil remediation, dewatering and underground storage tank removal), property acquisition for economic development purposes, demolition, site preparation activities and public infrastructure improvements as well as the preparation and implementation of a brownfield plan and Act 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years after approval of the Michigan Strategic Fund work plan, if applicable, or 3 years after execution of the Reimbursement Agreement.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Predevelopment Activities (enviro investigation & planning)	\$1,179,997.00
2. Due Care Compliance & Response Activities	\$43,036,026.00
3. Property Acquisition for Economic Development	\$60,998,400.00
4. Demolition	\$2,783,480.00
5. Lead and Asbestos Activities	\$197,500.00
6. Site Preparation	\$31,145,880.00
7. 15% Contingency	\$11,249,682.00

8. Brownfield Plan & Act 381 Work Plan Prep	\$30,000.00
9. Brownfield Plan & Act 381 Work Plan Implementation	\$30,000.00
10. Interest (5% Simple)	\$49,403,728.00
*Total Reimbursement to Developer	\$200,087,692.00
11. Authority Administrative Costs	\$2,983,222.00
12. State Brownfield Redevelopment Fund	\$1,185,264.00
13. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$204,256,178.00

*Developer is only projecting to receive \$33,526,056 in TIF Reimbursement

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

FCA will be seeking additional incentives, which will include local and/or state approval of Industrial Facilities Exemption PA 198 Tax Abatement.

Attached for Board review and approval was a resolution authorizing the Mack & Conner Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. Vosburg stated that DEGC staff had meetings with the Michigan Department of Environment, Great Lakes and Energy ("EGLE"), formerly MDEQ, regarding the eligible activities for the Plan and that the total amount of eligible expenses will likely decrease.

Mr. Vosburg stated that this is the first Brownfield Plan in the State to request the use of the Targeted Redevelopment Area ("TRA") designation to qualify property. DBRA staff have worked closely with MEDC and EGLE staff on the use of this qualification and everyone has indicated that they are comfortable with the use of the TRA designation for the designated properties in the Plan.

Mr. Vosburg stated that Property Acquisition for Economic Development under the eligible activities in the Plan is the first time the DBRA Board has seen this eligible activity . Ms. Mays asked if the Property Acquisition for Economic Development is due to the Targeted Redevelopment Area. Mr. Vosburg stated that the two it is not due to the Targeted Redevelopment Area but the DBRA has not conducted such activities for a project in the past.

Mr. Vosburg stated that the TIF under the plan is being used to back the loans from the State of Michigan and the City of Detroit for the project.

Ms. Mays asked about the discrepancy between the numbers in the memorandum and the numbers in the table for TIF reimbursement. Mr. Vosburg apologized for the discrepancy and stated that the numbers in the table are correct and the numbers in the memorandum were incorrect.

Ms. Mays asked what the approval process is for a Targeted Redevelopment Area. Mr. Vosburg stated that a Targeted Redevelopment Area has to have 40-500 parcels, demonstrate that a significant number of parcels have brownfield qualifications, and the Detroit City Council and the State of Michigan both have to approve the designation of a Targeted Redevelopment Area.

Ms. DeSantis asked if the Developer is the DBRA, then how will the property taxes be paid and reimbursed to the DBRA. Ms. Kanalos stated that FCA will be paying taxes on the Property and those property taxes will be reimbursed to the DBRA for the eligible activities under the Plan.

Ms. DeSantis asked why the Uniroyal Site isn't qualifying as a Targeted Redevelopment Area in a brownfield plan. Ms. Kanalos stated that the Uniroyal Site qualifies as a brownfield site without it needing to be a Targeted Redevelopment Area.

Mr. Vosburg stated that the Property in the Plan does not include the Jefferson North Assembly Plant which is included in the Local Development Finance Authority plan.

Ms. DeSantis asked if the TIF projections were included in prior presentations to the DBRA Board regarding the benefits to the City of Detroit from the FCA project. Mr. Vosburg confirmed that the TIF projections were included in prior presentations to the DBRA Board regarding the benefits to the City of Detroit from the FCA project.

At 4:34 PM Mr. Walters excused himself from the meeting due to other obligations and Ms. DeSantis chaired the meeting.

Ms. McClain called for a motion authorizing a public hearing for the Mack and Conner Brownfield Plan and its submittal to the Community Advisory Committee for review. The Board took the following action:

On a motion by Ms. McClain, seconded by Mr. George, DBRA Resolution Code 19-06-269-01 was unanimously approved.

Marston and Morrow Brownfield Redevelopment Plan

Mr. Vosburg presented the Marston and Morrow Brownfield Plan to the DBRA Board.

Project Introduction

Tiberina Detroit Inc. is the project developer (the "Developer") for the Plan which entails the construction of an industrial building on the property in each phase. It is anticipated that an approximately 74,350 square-foot industrial building will be constructed on the eastern side of the Property (defined below) as part of the first phase of the project. The second phase is anticipated to include the construction of an approximately 63,750 square-foot industrial building on the western side of the Property.

The total investment is estimated to be \$18.4 million for Phase 1 and \$17 million for Phase 2, for a total of approximately \$35.4 million. The Developer is requesting \$7,697,003.00 in TIF reimbursement.

Job information will be provided by the Developer at or before the Board meeting.

Property Subject to the Plan

The eligible property (the "Property") will consist of two (2) parcels located north of the intersection of Marston and Morrow Streets, west of St. Aubin near Detroit's Milwaukee Junction neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was is currently utilized for an industrial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels that compose the Property are facilities as defined by Act 381.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include site assessment and baseline environmental assessment (BEA) activities, due care activities, response activities, environmental insurance, demolition activities, asbestos, lead, and mold abatement, infrastructure improvements, site preparation activities, land bank title clearing, and preparation and implementation of a brownfield plan and 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no

debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessments	\$97,000.00
2. Due Care and Other Response Activities	\$2,656,768.00
3. Demolition	\$628,000.00
4. Mold, Lead and Asbestos Activities	\$25,000.00
5. Infrastructure Improvements	\$817,600.00
6. Site Preparation	\$1,403,189.00
7. Brownfield Plan & Work Plan Preparation	\$30,000.00
8. Brownfield Plan & Work Plan Implementation	\$65,000.00
9. Contingency (15%)	\$829,583.00
10. Interest (5% simple)	\$1,417,863.00
Total Reimbursement to Developer	\$7,697,003.00
11. Authority Administrative Costs	\$1,733,739.00
12. State Brownfield Redevelopment Fund	\$612,496.00
13. Local Brownfield Revolving Fund	\$3,293,213.00
TOTAL Estimated Costs	\$13,336,451.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of an Industrial Facilities PA 198 Tax Abatement.

Attached for Board review and approval was a resolution authorizing the Marston and Morrow Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. Matthews introduced the Developer, Tiberina, to the DBRA board stating that it is a company based in Italy, is a long-time supplier for FCA, and this will be its first manufacturing facility in North America.

Mr. George asked how many acres the site is and what the intended end use will be. Mr. Mathews stated that the site is ten acres and that the intended end use is manufacturing.

Ms. McClain asked how many jobs will be created under the Plan. Mr. Matthews stated that the manufacturing process is highly automated and specialized and there are approximately 63 jobs expected to be created for the first phase of the project.

Ms. Washington asked if the hiring process will be similar to the hiring process proposed for FCA. Mr. Matthews stated that the Developer's first communication will be with Detroit Employment Solutions regarding hiring. The Developer will also be complying with applicable Executive Orders regarding construction hiring.

Ms. DeSantis asked who the contractor is for the project. Mr. Matthews stated that the contractor for the project is Kemp Building and Development Company based in Madison Heights.

Mr. Gonzalez asked if there are any environmental impacts for the project. Mr. Stuntz stated that there is significant environmental remediation to be conducted due to the long-time industrial use and contaminated fill material present on the Property.

Ms. Mays asked what other incentives are being pursued by the Developer. Mr. Matthews stated that the Developer is pursuing an Industrial Facilities PA 198 Tax Abatement and have received a \$250,000 award from the Michigan Business Development Program based on the projected number of jobs to be created.

Mr. George asked who currently owns the Property in the Plan. Mr. Matthews stated that the land is currently owned by a Cleveland-based firm called Industrial Commercial Properties that specializes in buying industrial properties and either selling or redeveloping them.

Mr. George asked if the Developer will be purchasing the Property. Mr. Matthews confirmed that the Developer will be purchasing the Property and looks to expand its operations in the future.

Ms. McClain asked how long the training will be for new employees. Mr. Matthews stated that the training will be up to four months in Italy.

Ms. DeSantis called for a motion authorizing a public hearing for the Marston and Morrow Brownfield Plan and its submittal to the Community Advisory Committee for review. The Board took the following action:

On a motion by Ms. Mays, seconded by Mr. Gonzalez, DBRA Resolution Code 19-06-270-01 was unanimously approved.

American Axle Manufacturing, Inc. Brownfield Redevelopment Plan: Recommend Termination

Mr. Vosburg presented the recommendation to terminate the American Axle Manufacturing, Inc. Brownfield Plan to the DBRA Board.

Section 14(8)(a) of Act 381 of 1996, as amended, states:

"A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:
 - (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
 - (ii) Provides the developer an opportunity to be heard at a public meeting."

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed or have failed to come to fruition (the "Plan(s)"). These Plans, particularly Plans that involve TIF revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating or abolishing a Plan allows

new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

American Axle & Manufacturing, Inc. is a Plan approved by Council on April 25, 2001. The project, developed by American Axle Manufacturing, Inc., proposed the redevelopment of one parcel located in Detroit near Holbrook and the Northbound I-75 Service Drive. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the American Axle & Manufacturing, Inc. Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

A resolution recommending the following actions for the Plan was attached for Board review and approval:

1. Recommendation to abolish the Plan to City Council.
2. Issue a certified letter notification to the Developer of the intent to abolish the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon abolishment of the Plan by City Council.

The Plan will be formally abolished upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Ms. DeSantis called for a motion recommending termination of the American Axle Manufacturing, Inc. Brownfield Redevelopment Plan. The Board took the following action:

On a motion by Ms. Washington, seconded by Ms. McClain, DBRA Resolution Code 19-06-06-04 was unanimously approved.

American Axle Manufacturing, Inc. (Renovation of St. Aubin/Clay Property) Redevelopment Plan: Recommend Termination

Mr. Vosburg presented the recommendation to terminate the American Axle Manufacturing, Inc. (Renovation of St. Aubin/Clay Property) Brownfield Plan to the DBRA Board.

Section 14(8)(a) of Act 381 of 1996, as amended, states:

"A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

- (a) The governing body may abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished.
- (b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:

(iii) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.

- (iv) Provides the developer an opportunity to be heard at a public meeting."

Over the years, the DBRA has approved Brownfield Plans which describe projects that have been completed or have failed to come to fruition (the "Plan(s)"). These Plans, particularly Plans that involve TIF revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating or abolishing a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

American Axle & Manufacturing, Inc. (Renovation of St. Aubin/Clay Property) is a Plan approved by Council on July 17, 2002. The project, developed by American Axle Manufacturing, Inc., proposed the redevelopment of thirty-one parcels located in Detroit near St. Aubin Avenue and Clay Avenue. The project has been completed and the purposes for which the Plan was established have been accomplished. Section 14(8)(a) of Act 381 of 1996, as amended, allows City Council to abolish the plan as a result.

It is the opinion of DBRA staff that the American Axle & Manufacturing, Inc. (Renovation of St. Aubin/Clay Property) Plan should be abolished due to the fact that the project described in the Plan has been completed and the purposes for which the Plan was established have been accomplished. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to abolish the Plan.

A resolution recommending the following actions for the Plan was attached for Board review and approval:

1. Recommendation to abolish the Plan to City Council.
2. Issue a certified letter notification to the Developer of the intent to abolish the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon abolishment of the Plan by City Council.

The Plan will be formally abolished upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Ms. DeSantis called for a motion recommending termination of the American Axle Manufacturing, Inc. (Renovation of St. Aubin/Clay Property) Brownfield Redevelopment Plan. The Board took the following action:

On a motion by Ms. Washington, seconded by Ms. McClain, DBRA Resolution Code 19-06-06-05 was unanimously approved.

Pine Street Townhome Redevelopment Plan: Recommend Termination

Mr. Vosburg presented the recommendation to terminate the Pine Street Townhome Brownfield Plan to the DBRA Board.

Section 14(8)(b) of Act 381 of 1996, as amended, states:

"A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

(b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the

resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:

- (v) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
- (vi) Provides the developer an opportunity to be heard at a public meeting."

Over the years, the DBRA has approved Brownfield Plans which describe projects that have failed to come to fruition (the "Plan(s)"). These Plans, particularly Plans that involve TIF revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

Pine Street Townhome is a Plan approved by Council on July 15, 2008. The project, developed by Corktown Housing, LLC, proposed the redevelopment of one parcel located in Detroit's North Corktown Area. The project failed to occur within two (2) years of City Council approval of the Plan. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to terminate the plan as a result.

It is the opinion of DBRA staff that the Pine Street Townhome Plan should be terminated due to the fact that the project described in the Plan has failed to occur, and more than 2 years has passed since City Council approval of the Plan. DBRA staff, upon DBRA Board approval, will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to terminate the Plan.

A resolution recommending the following actions for the Plan was attached for Board review and approval:

1. Recommendation to terminate the Plan to City Council.
2. Issue a certified letter notification to the Developer of the intent to terminate the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon termination of the Plan by City Council.

The Plan will be formally terminated upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Ms. DeSantis asked where the location was for the Plan. Mr. Vosburg stated that the location for the Plan was in North Corktown.

Ms. DeSantis called for a motion recommending termination of the Pine Street Townhome Brownfield Redevelopment Plan. The Board took the following action:

On a motion by Ms. McClain, seconded by Mr. Gonzalez, DBRA Resolution Code 19-06-155-03 was unanimously approved.

Industrial Land Assembly Project: Authorization to Enter into Contract with Angelo Iafrate Construction Company

Mr. Robertson presented the Industrial Land Assembly Project: Authorization to Enter into Contract with Angelo Iafrate Construction Company to the DBRA Board.

As the Board is aware, the City of Detroit administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority ("DBRA") in industrial land assembly activities aimed at establishing

market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the “Land Assembly Project”). On October 24, 2018 (DBRA 18-10-262-01) and November 7, 2018 (DBRA 18-10-262-02) the Board approved certain initial steps in connection with the Land Assembly Project, including the allocation and acceptance of a total of \$10 Million in initial funds for the Land Assembly Project.

In connection with the Land Assembly Project, the DBRA has solicited bids from select contractors to remove concrete and soil from selected sites and received bids from the following three contractors:

IaFrate	Warren, MI.	\$1,756,945.00
Blaze Contracting	Detroit, MI	\$1,977,709.00
Adamo Demolition	Detroit, MI	\$2,480,933.30

From these bids, DBRA staff selected Angelo Iafrate Construction Company (the “Contractor”) as the lowest, most responsive bidder.

The Contractor will be performing the following scope: Site 4 - permits, soil erosion controls, grubbing, debris removal, underground storage tank removal and closure, concrete removal, removal of above grade and below grade soils, and backfill to grade with clean fill. The Contractor has proposed a not-to-exceed contract amount of One Million Seven Hundred Fifty Six Thousand Nine Hundred Forty Five and 00/100 (\$1,756,945.00) Dollars for the performance of the services referenced herein.

DBRA staff is requesting the DBRA Board of Directors to authorize the execution of an agreement with the Contractor to provide the requested services as expressed herein for the not to exceed amount of One Million Seven Hundred Fifty Six Thousand Nine Hundred Forty Five and 00/100 (\$1,756,945.00) Dollars. Execution of the contract is subject to the DBRA’s receipt of sufficient additional funding from the City for the Land Assembly Project.

DBRA staff is also recommending that a contingency representing twenty-five (25%) percent of the contract value, or Four Hundred Thirty Nine Thousand Two Hundred Thirty Six and 50/100 (\$439,236.50) Dollars be established to be dispersed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA.

A resolution approving and authorizing the DBRA to enter into a contract with Angelo Iafrate Construction Company, for the above described services and the establishment of a contingency fund was attached for Board consideration.

Mr. George asked how much concrete will be removed. Mr. Robertson stated that there will be approximately 3 acres of concrete removed.

Ms. Mays asked why the contingency is 25% and if that is a particularly large contingency. Mr. Robertson stated that typically a 10-15% contingency is requested. Ms. Navin stated that a 25% contingency is being requested due to the tight timelines for the project.

Ms. DeSantis called for a motion approving the Industrial Land Assembly Project: Authorization to Enter into Contract with Angelo Iafrate Construction Company, as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. McClain, DBRA Resolution Code 19-06-262-03 was unanimously approved.

ADMINISTRATIVE

DBRA Meeting Dates (FY 2019-2020)

Ms. Kanalos presented the DBRA Meeting Dates (FY 2019-2020) to the DBRA Board.

A resolution approving the DBRA Meeting Dates (FY 2019-2020) was attached for DBRA Board review and approval.

Ms. DeSantis called for a motion approving the DBRA Meeting Dates (FY 2019-2020), with a correction to the meeting dates in 2020. The Board took the following action:

On a motion by Ms. Mays, seconded by Mr. George, DBRA Resolution Code 19-06-01-213, with the correction to the meeting dates in 2020 was unanimously approved.

Professional Services Agreement (FY 2019-2020)

Ms. Kanalos presented the Professional Services Agreement (FY 2019-2020) to the DBRA Board.

A resolution approving the Professional Services Agreement (FY 2019-2020) was attached for DBRA Board review and approval.

Ms. DeSantis called for a motion approving the Professional Services Agreement (FY 2019-2020), with a correction to the contract amount. The Board took the following action:

On a motion by Mr. Gonzalez, seconded by Ms. McClain, DBRA Resolution Code 19-06-01-214, with the correction to the contract amount was unanimously approved.

OTHER

Mr. Scott explained to the DBRA Board that the Exhibit B included in brownfield plans is completed by the Buildings, Safety Engineering and Environmental Department (BSEED) and it confirms that the Developer has submitted Phase 1, Phase 2, Baseline Environmental Assessments, and/or Due Care Plans and that they have been reviewed by BSEED. Mr. Scott stated that the information submitted allows BSEED to confirm that the property qualifies as a 'facility' under Act 381 and also to review the plans for remediation of environmental issues. Mr. Scott stated that he does not ask questions regarding the environmental parts of a brownfield plan when it is presented to the DBRA Board because he has already reviewed the applicable environmental information in his role at BSEED. Mr. Scott also stated that the environmental parts of a brownfield plan have already been reviewed and vetted and lines up with what is being requested for reimbursement under the brownfield plan. Mr. Scott stated that if there were anything concerning about the environmental parts of a brownfield plan that he would certainly bring it to the DBRA Board's attention with the brownfield plan is presented.

PUBLIC COMMENT

None.

ADJOURNMENT

Citing no further business, Ms. DeSantis called for a motion to adjourn the meeting.

On a motion by Mr. Scott, seconded by Ms. McClain the meeting was unanimously adjourned at 5:02 PM.



CODE DBRA 19-06-02-256

APPROVAL OF MINUTES MAY 22, 2019

RESOLVED, that the minutes of the special meeting of May 22, 2019 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

June 12, 2019



CODE DBRA 19-06-130-18

UNIROYAL SITE – EXTENSION REQUEST

WHEREAS, on June 15, 2005, the Detroit Brownfield Redevelopment Authority (“DBRA”) entered into a Development Agreement (as amended, the “Development Agreement”) with Bettis/Bettens Development, LLC (the “Developer”) for the property commonly known as the Uniroyal Site (the “Site”); and

WHEREAS, to the current deadline for closing on the Site is August 1, 2019; and

WHEREAS, DBRA has engaged Skidmore, Owings and Merrill (“SOM”) to create a Master Plan for the 42-acre Uniroyal site (the “Site”) in order to better inform a phasing of the acquisition and development of the Site under the 2005 Development Agreement, which Master Plan is currently estimated for completion by July 31, 2019; and

WHEREAS, in light of the parties’ intention of agreeing to a phasing strategy for the Site, as informed by the Master Plan, Staff recommends an extension as follows:

- DBRA Board to approve revised proposed minimum development requirements, development phasing, and milestones by September 25, 2019 (collectively, the “Revised Development Requirements”), which Revised Development Requirements will include a new proposed closing date of no earlier than December 13, 2019
- In the event DBRA Board does not approve the Revised Development Requirements by September 25, 2019, closing under the current Development Agreement terms will be extend to December 13, 2019.
- In the event of delays caused by SOM and/or DBRA staff, staff may grant extensions to the above dates of no more than 30 days each without further Board approval.

NOW, THEREFORE, BE IT RESOLVED that the DBRA Board of Directors hereby approves the requested extension as outlined above.

BE IT FURTHER RESOLVED that any two officers, any two of the Authorized Agents or any one of the Officer and any one of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute an amendment to the Development Agreement, and any and all other documents, contracts or other papers, or take any and all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the DBRA.

BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.



CODE DBRA 19-06-265-04

CHEMICAL BANK HEADQUARTERS BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on May 22, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned Chemical Bank Headquarters Redevelopment (the "Project"); and

WHEREAS, on June 11, 2019, the Detroit City Council approved the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and GPC Adams, LLC as developer of the Project; and

WHEREAS, the Agreement has been drafted, approved as to form by DBRA legal counsel; and

WHEREAS, the Board of Directors desires to approve the Agreement and authorize its execution and delivery on behalf of the DBRA; and

NOW THEREFORE, BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Agreement.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be and the same hereby are repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

BE IT FINALLY RESOLVED that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

June 12, 2019



CODE DBRA 19-06-269-01

MACK & CONNER BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

WHEREAS, pursuant to 381 PA 1996 ("Act 381"), the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has been established by resolution of the City Council of the City of Detroit (the "City") for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **Mack & Conner Brownfield Redevelopment Plan** (the "Proposed Plan") and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the DBRA in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.

June 12, 2019



CODE DBRA 19-06-270-01

MARSTON AND MORROW BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **Marston and Morrow Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the DBRA in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.

June 12, 2019



CODE DBRA 19-06-06-04

AMERICAN AXLE & MANUFACTURING, INC. BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on April 9, 2001, the DBRA Board of Directors approved the American Axle & Manufacturing, Inc. Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on April 25, 2001, City Council approved the Plan; and

WHEREAS, on April 27, 2001, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is American Axle Manufacturing, Inc. (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

WHEREAS, the DBRA Board of Directors desires to recommend abolishment of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the abolishment of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

BE IT FINALLY RESOLVED that any two Officers, or any one of the Officers and any one of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

June 12, 2019



CODE DBRA 19-06-06-05

**AMERICAN AXLE & MANUFACTURING, INC. (RENOVATION OF ST. AUBIN/CLAY PROPERTY)
BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO ABOLISH PLAN**

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on May 1, 2002, the DBRA Board of Directors approved the American Axle & Manufacturing, Inc. (Renovation of St. Aubin/Clay Property) Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on July 17, 2002, City Council approved the Plan; and

WHEREAS, on July 24, 2008, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 of 1996, as amended, permits a governing body to abolish a brownfield plan when it finds that the purposes for which the plan was established are accomplished; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is American Axle Manufacturing, Inc. (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan has been completed and the purposes for which the Plan was established have been accomplished; and

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the abolishment of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

BE IT FINALLY RESOLVED that any two Officers, or any one of the Officers and any one of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

June 12, 2019



CODE DBRA 19-06-155-03

PINE STREET TOWNHOME BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE PLAN

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on June 12, 2008, the DBRA Board of Directors approved the Pine Street Townhome Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on July 15, 2008, City Council approved the Plan; and

WHEREAS, on July 28, 2008, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following: (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, on October 10, 2017, City Council delegated developer termination notices to the DBRA; and

WHEREAS, the “developer” for the Plan is Corktown Housing, LLC (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council’s approval of the Plan; and

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the notice authority delegated to the DBRA by the City Council, the DBRA Board of Directors hereby authorizes a written termination notice to the Developer; and

BE IT FURTHER RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the termination of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

BE IT FINALLY RESOLVED that any two Officers, or any one of the Officers and any one of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

June 12, 2019



CODE DBRA 19-06-262-23

LAND ASSEMBLY PROJECT: SOIL REMOVAL CONTRACT

WHEREAS, the City of Detroit administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority (“DBRA”) in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the “Land Assembly Project”); and

WHEREAS, DBRA staff have solicited quotes from three (3) contractors to perform soil removal activities for the Land Assembly project; and

WHEREAS, DBRA staff have reviewed the quotes and determined that Angelo Iafrate Construction Company (the “Contractor”) is the lowest, most responsive bidder; and

WHEREAS, the Contractor will provide soil removal services at a not-to-exceed amount of One Million Seven Hundred Fifty Six Thousand Nine Hundred Forty Five and 00/100 (\$1,756,945.00) Dollars; and

WHEREAS, DBRA staff is requesting the authorization to enter into an agreement with the Contractor at the not-to-exceed amount of One Million Seven Hundred Fifty Six Thousand Nine Hundred Forty Five and 00/100 (\$1,756,945.00) Dollars for the performance of the services contained in Exhibit A; and

WHEREAS, DBRA staff is also recommending that a contingency of approximately twenty-five (25%) percent of the contract value, or Four Hundred Thirty Nine Thousand Two Hundred Thirty Six and 50/100 (\$439,236.50) Dollars be established; and

WHEREAS, pursuant to its statutorily authorized powers, the DBRA has the power to accept funding, expend DBRA funds, engage professionals, and take the other steps contemplated by this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the engagement of the Contractor to provide the Scope of Services described in Exhibit A at the not-to-exceed amount of One Million Seven Hundred Fifty Six Thousand Nine Hundred Forty Five and 00/100 (\$1,756,945.00) Dollars, subject to the DBRA’s receipt of sufficient additional funding from the City for the Land Assembly Project.

BE IT FURTHER RESOLVED, that the DBRA Board of Directors hereby authorizes the establishment of a contingency of approximately twenty-five (25%) percent of the contract value, or Four Hundred Thirty Nine Thousand Two Hundred Thirty Six and 50/100 (\$439,236.50) Dollars, to be dispersed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA.

BE IT FURTHER RESOLVED, that any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate

and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

June 12, 2019



CODE DBRA 19-06-01-213

ADMINISTRATION: SCHEDULE OF DBRA MEETINGS FOR FY 2019-2020

RESOLVED, that the Board of Directors of the Detroit Brownfield Redevelopment Authority ("the DBRA") hereby adopts the following as its schedule for regular meetings for the fiscal year 2019-2020. Unless otherwise indicated or posted, such meetings will be held on the **second and fourth Wednesday** of each month at **4:00 PM** in the offices of the Detroit Economic Growth Corporation, 500 Griswold Street, Suite 2200, as follows:

<u>2019</u>	<u>2020</u>
July 10, 2019	January 8, 2020
July 24, 2019	January 22, 2020
August 14, 2019	February 12, 2020
August 28, 2019	February 26, 2020
September 11, 2019	March 11, 2020
September 25, 2019	March 25, 2020
October 9, 2019	April 8, 2020
October 23, 2019	April 22, 2020
November 13, 2019	May 13, 2020
November 20, 2019*	May 27, 2020
December 4, 2019*	June 10, 2020
December 18, 2019*	June 24, 2020

*Due to holiday

June 12, 2019



CODE DBRA 19-06-01-214

ADMINISTRATION: PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY AND THE DETROIT ECONOMIC GROWTH CORPORATION

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby approves the Professional Services Agreement between the City of Detroit Brownfield Redevelopment Authority ("the DBRA") and the Detroit Economic Growth Corporation (the "DEGC") substantially as to form with the attached (Exhibit A), for FY 2019-20, and for the amount of Six Hundred Thousand (\$600,000.00) Dollars.

BE IT FURTHER RESOLVED, that the DBRA Board hereby authorizes any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA to execute the Agreement, and any and all documents necessary to implement the provisions and intent of this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the DBRA in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.

June 12, 2019